

Bon Air

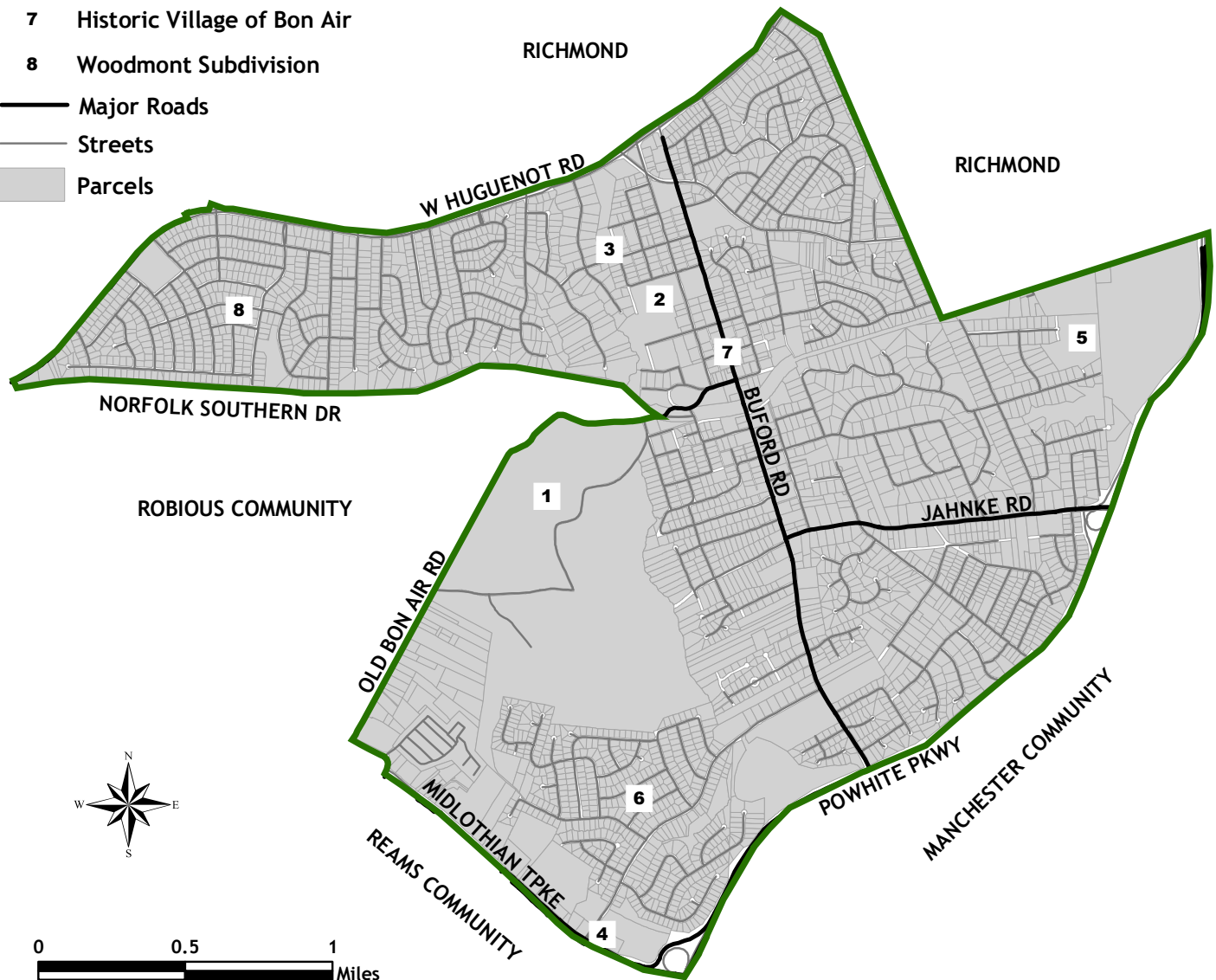
Bon Air Features

- 1 Bon Air Juvenile Correctional Center
- 2 Bon Air Elementary School
- 3 Bon Air Library
- 4 Bon Air Post Office
- 5 Crestwood Elementary School
- 6 Brighton Green Subdivision
- 7 Historic Village of Bon Air
- 8 Woodmont Subdivision

— Major Roads

— Streets

■ Parcels



Bon Air Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

Strengths

- Low rental occupancy rates of single-family houses
- Housing turnover
- Single-family housing maintenance and reinvestment
- Persons on probation per capita
- Religious, neighborhood, and community organizations per capita

Challenges

- Single-family housing assessment trend from 1998 through 2003
- Traffic accidents per capita

Community Characteristics

- Low rate of population growth from 1990 through 2004
- Low rate of single-family housing growth
- Low rate of overall housing growth
- High residential density
- Low percentage of multifamily (attached) housing units
- Older single-family houses
- Higher resale single-family housing prices
- Many business licenses issued per capita
- Many licensed home-based businesses per capita



Historic Bon Air Christian Church — Built 1882

Bon Air Community Summary

POPULATION GROWTH	YEAR(S)	MEASURE	COMMUNITY	COUNTYWIDE
Population	2004	Number of Persons	9,000	293,900
Average Annual Population Growth	1990-2004	Percentage Increase	-0.3%	2%
Average Annual Population Growth	1990-2004	Numerical Increase	-29	4,907
Projected Annual Population Growth	2004-2010	Percentage Increase	0.7%	2%
Projected Annual Population Growth	2004-2010	Numerical Increase	67	5,900
HOUSING GROWTH (Based on Building Permits Issued For New Construction)				
Single-Family Housing Growth	2003	Percentage Increase	0.33%	2.63%
Single-Family Housing Growth	2003	Numerical Increase	11	2,230
Multifamily (attached) Housing Growth	2003	Percentage Increase	0	5.79%
Multifamily (attached) Housing Growth	2003	Numerical Increase	0	936
Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	0.34%	3.09%
Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	12	3,200
GROWTH POTENTIAL				
Housing Unit Growth Potential	2003	Units on Planned Land	1,906	103,074
Housing Unit Growth Potential	2003	Units on Zoned Land	302	43,588
Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	17	10,711
Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	163	8,681
Vacant Property (no assessed improvement value)	2003	Parcels	402	17,343
Vacant Property (no assessed improvement value)	2003	Acres	445	122,618
Underimproved Property (minimal improve. value)	2003	Parcels	441	19,319
Underimproved Property (minimal improve. value)	2003	Acres	533	155,428
HOUSING CONDITIONS				
Housing Density	2003	Units/Acre	0.98	0.39
Single-Family Housing	2003	Units	3,298	87,495
Single-Family Housing	2003	Percentage of All Housing Units	93.22%	82.12%
Multifamily (attached) Housing	2003	Units	22	16,881
Multifamily (attached) Housing	2003	Percentage of All Housing Units	0.62%	15.84%
Owner Occupied Single-Family Housing	2003	Units	3,013	78,724
Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	91.36%	89.98%
Rental Occupancy	2003	Units	285	8,771
Rental Occupancy	2003	Percentage of All SFR Units	8.64%	10.02%
Rental Occupancy Trend	1998-2003	Percentage Change	-0.02%	-0.62%
Age of Single-Family Housing	2003	Median Age in Years	40	19
Size of Single-Family Housing	2003	Median Size, in Square Feet	1,985	1,814
Single-Family Housing Turnover	2003	Percentage of Units Sold	4.52%	6.14%
Single-Family Housing Maintenance/Reinvestment	2003	Avg. Building Permit Value/Unit	\$514	\$372
Residential Code Enforcement Complaints	2003	Number	84	2,664
Residential Code Enforcement Complaints	2003	Per Capita	0.0093	0.0094

Bon Air Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	MEASURE	BON AIR	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$164,000	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$14,000	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	9.33%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$7,980	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.73%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$199,000	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$5,474	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	3.00%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$160,950	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$10,950	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	7.30%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$7,590	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	5.53%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	124%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$6,063	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	4.61%	7.93%
All Houses: Assessment Trend	2003	Increase	454	\$1,800
All Houses: Assessment Trend	2003	Increase	0.30%	1.23%
PUBLIC SAFETY				
Police Calls For Service	2003	Per Capita	0.4068	0.4748
Group A Crime Incidents	2003	Per Capita	0.0449	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	1.93%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0074	0.0150
Property Crime Incidents	2003	Per Capita	0.0221	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0130	0.0171
Persons on Probation	2003	Per Capita	0.0033	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0659	0.0732
Fire Calls For Service	2003	Per Capita	0.0321	0.0287
Traffic Accidents	2003	Per Capita	0.0322	0.0230
BUSINESSES				
Businesses (licensed)	2003	Per Capita	0.0604	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0361	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	1,987	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0052	0.0033